

10.0 SPECIAL STANDARDS

10.1. SPECIAL STANDARDS

- A. Purpose and Establishment of General Standards.** This section of the Downtown Code establishes the standards for particular elements of sites, buildings and streetscapes to ensure a consistent and high level of quality in building design, materials and land use activity.
- B. Applicability.** The requirements of section 10.0 apply to all property subject to the Downtown Code as follows:

10.2. Requirements for Sites, Blocks, Parcels and Lots;

10.3. Requirements for Frontages, Streets and Sidewalks;

10.4. Requirements for Buildings;

10.5. Required Findings
- C. Compliance.** Compliance with the requirements of section 10.0 and the required findings in Section 10.6 shall be determined by the Director.

10.2 STANDARDS FOR SITES, BLOCKS, PARCELS, LOTS.

Property subject to the Downtown Code shall comply with the following requirements, as applicable.

10.2A. General Requirements.

The pattern of blocks and the individual lots that comprise each block is important to the City's objectives for interconnectivity, walkability and pedestrian-oriented streetscapes. Therefore, the following requirements are aimed at addressing such objectives and implementing the DNCP and FCSP:

1. Blocks, parcels or lots created or modified after the adoption of the Downtown Code shall comply with the applicable requirements of Section 8.0 'Open Space and Landscape Standards' and Section 9.0 'Block and Street Standards'.
2. Land that is part of a Infill Plan or another such action that is revising the zoning district boundaries in Figure 2, as allowed by Section 1.3C.3, shall comply with the following requirements for allocation of zoning districts:

i. The revised zoning districts shall be consistent with the intent of the Downtown Code as identified in Section 1.2;

ii. When the project site is within 1,000 feet of a parcel in the Civic Building / Open Space Overlay identified in Figure 2, a minimum of 5 percent of the project site shall be provided as open space in compliance with Table 8;

iii. The revised zoning districts shall comply with the following ratios:

Site in Zoning District	Required Allocation Mix of Zoning Districts (% of site)											
	TC		CG		NC		NG		NGR		NE	
	min	max	min	max	min	max	min	max	min	max	min	max
TC	25	none	none	50	X	X	none	30	X	X	X	X
CG	none	30	25	none	none	30	none	30	X	X	X	X
NC	X	X	none	30	25	none	none	30	X	X	X	X
NG	X	X	X	X	none	25	50	none	X	X	none	30
NGR	X	X	X	X	none	25	none	30	50	none	none	30
NE	X	X	X	X	none	10	none	30	X	X	50	none
<div>Sites of at least 10 acres within zoning districts CBD 1, CBD 2, CC, CA/SS/SVN, CT, SD-G1, SD-G2, SD-A, SD-H that propose a reconfiguration of the zoning district boundaries are not allowed to use the zoning districts identified in the above table.</div> <div>Key min 30% = minimum land area of site that shall be allocated to the identified zoning district max 50% = maximum land area of site that shall be allocated to the identified zoning district X = zoning district not allowed none = no minimum or maximum required</div>												

3. Streets created or modified after the adoption of the Downtown Code shall comply with the applicable requirements of Section 9.0 'Block and Street Standards'.
4. Each lot shall front a street, public or privately owned, in compliance with Section 9.0 'Block and Street Standards' and Section 5.0 'Building Standards'.

5. Driveways into sites or on-site parking shall comply with the following as applicable:

Standard	Site within Zoning District					
	CBD1, CBD2, CC	CT, CA/SS/SVN	TC NC	NG, NGP NGR, NE	SD G1 SD G2	SD A SD H
Min width	15	10	10	10	no min	no min
Max width	20	20	16	16	no max	no max
Location	per parking and access requirements of zoning district					

10.2B. Requirements for Site Walls and Fences.

- Screening elements such as solid walls, hedges or combination of walls and hedges ('streetscreens') shall be used to screen service areas, storage areas, or garbage areas from public view from the street or pedestrian ways.
- Low walls (2 to 3 feet in height), in compliance with section A.3 of the applicable zoning district standards, may be used to divide space, create a variety in landscaping and to define site edges.
- Solid walls (3 to 8 feet in height) or hedges, are permitted to screen mechanical equipment, garbage receptacles, loading areas and other unsightly areas and provide privacy at the back of lots and along side streets in compliance with the requirements of Section 6.0 'Frontages'. When a wall exceeds 3 feet in height, the wall shall be designed as an extension of the primary building in materials and color.
- Site walls and fences shall not be placed where a frontage is required per Section A.3 of the applicable zoning district standards.
- Chain link fencing is allowed only when dark vinyl coated and used in conjunction with landscape buffering and screened with plantings.
- Front yard fencing shall comply with the following requirements as applicable:
 - Fences shall be located in compliance with the frontage requirements in section 6.0;
 - Where allowed, fences shall be setback from the adjacent sidewalk by at least 12 inches to allow for planting intended to visually improve the appearance of the fence along the sidewalk;
 - Where allowed, fencing that is solid shall not exceed 3 feet in height from the adjacent grade;
 - The overall height of fencing along the front yard and adjacent side street, when present, shall not exceed 4 feet;
 - Gateways that are designed to be an integral component of the fence are allowed as follows:
 - maximum of 8 feet wide;
 - maximum of 10 feet tall;
 - the materials and design of the gateway shall correspond to the materials and design of the fence.
- Where allowed, retaining walls visible from a public sidewalk or open space shall be designed consistent with the architectural style of the main building or, the wall shall be clad in masonry or stone in compliance with the requirements of Section 10.4G.7.

10.3 STANDARDS FOR FRONTAGES, STREETS, SIDEWALKS.

Property subject to the Downtown Code shall comply with the following requirements, as applicable.

The pattern of frontages and the individual streets and open spaces that comprise each block is important to the City's objectives for interconnectivity, walkability and pedestrian-oriented streetscapes. Therefore, the following requirements are aimed at addressing such objectives and implementing the DNCP and FCSP:

10.3A. Requirements for the Public Right-of-Way.

- Streets and sidewalks constructed or modified after the adoption of the Downtown Code shall comply with the applicable requirements of Section 9.0 'Block and Street Standards';
- Open spaces (private or public) constructed or modified after the adoption of the Downtown Code shall comply with the applicable requirements of Section 8.0 'Open Space and Landscape Standards';
- Streetscapes and frontages constructed or modified after the adoption of the Downtown Code shall comply with the requirements of Section 6.0 'Frontage Standards' and Table 9A;
- Street furnishings are subject to the applicable requirements of the Downtown code. Street furnishings such as the following are allowed to be located within the streetscape (public R.O.W. or visible private space adjacent to a R.O.W.):
 - tables, chairs
 - umbrellas
 - landscape pots
 - wait stations
 - valet stations
 - bicycle racks
 - planters
 - benches
 - bus shelters
 - kiosks
 - waste receptacles, and
 - similar items that help to define pedestrian use areas
- Street furnishings shall consist only of the following materials:
 - wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material, and recycled plastic;
 - Plastic resin furnishings are prohibited.
- Street furnishings shall not contain or support any advertising;
- Street furnishings such as tables and chairs may not be stored in such a way as to be visible from the street;
- The following street furnishings are prohibited on or within 5 feet of a public sidewalk, street or open space:
 - Vending machines;
 - Photo booths;
 - Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other such machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights;
 - Inanimate figures such as animals, mannequins or any such cartoon or human figure. This section does not affect public art as defined in section 11.0 'Definitions'.

10.0 SPECIAL STANDARDS

10.3C. Requirements for Street and Site Lighting (non-parking lots).

Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public sidewalks or open spaces. For buildings within 10 feet of a public sidewalk or open space, such lighting is identified in the following standards as 'street lighting'. The following requirements apply to all site lighting:

1. Site lighting shall be shielded by permanent attachments to light fixtures to prevent offsite glare and so that the light sources are not visible from a public way.
2. The position of a lamp along a sidewalk or other path being lighted shall not exceed 15 feet in height above the ground.
3. Street lighting shall be provided along public sidewalks and open spaces through approved luminaires that provide a minimum of 1 foot candle mounted on 14 to 20 foot tall poles spaced between 50 and 60 feet. Such poles shall be at least 18 inches away from the adjacent curb face. Lighting in parking areas shall utilize the above standard unless the parking area is enclosed in which case FMC Lighting Standards apply.
4. Lighting, including banners, intended for announcing community events may be suspended across a right-of-way at the following locations:
 - i. Intersection of Divisadero and Van Ness
 - ii. Intersection of Divisadero and Fresno
 - iii. Intersection of Ventura and Van Ness
 - iv. Intersection of Fresno and 'H'

At a minimum, such lighting and event banners shall comply with the following:

- minimum vertical clearance of 15 feet from the street surface;
- adequate structural support of lighting through attachment to adjacent buildings, subject to permission from building owner(s);
- adequate electrical service through approved temporary service or from adjacent buildings, subject to permission from building owner(s);
- authorization of an encroachment permit from the City;
- subject to compliance with all applicable requirements

10.3D. Requirements for Screening of Service Areas, Mechanical Equipment.

1. Except in the SD-G1, SD-G2, SD-A zoning districts, loading areas shall not be within 35 feet of the primary frontage line. Loading areas facing side streets shall be screened with a streetscreen per section 10.2B.
2. Service areas and mechanical equipment shall be visually unobtrusive and integrated with the design of the site and building.
3. Except in SD-G1, SD-G2, SD-A zoning districts, service entrances, waste disposal areas, openings to a trash enclosure and other similar uses shall be located at least 50 feet from the primary frontage of the lot. When alleys are present, such uses shall be near or adjacent to alleys.
4. Utility boxes shall be positioned to not be seen from the primary frontage of the lot. Utility boxes may be located on the sides of buildings and away from pedestrian and vehicular routes or within interior building corners, at building offsets or other similar locations where the building mass acts as a shield from public view.
5. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located on or within 10 feet of the primary frontage line or along a paseo or open space.

6. HVAC equipment shall be located within sideyards or in the back half of the lot, away from any street. If necessary to locate the equipment on the roof, the equipment shall be incorporated into the design of the roof and shall not face the street.
7. Screening of service entrances shall be compatible with the architecture of the adjacent buildings. A wall will be considered compatible if it uses the same material as other buildings on the block, or is in keeping with the color scheme of the adjacent building.
8. Storage of goods and supplies shall be limited to those allowed to be sold at retail on the premises or utilized in the course of business.
9. Outdoor storage of materials, products, equipment or vehicles, shall be screened by a streetscreen per Section 10.2B. Materials, products or equipment stored outdoors shall not exceed the height of the wall, nor encroach into required parking and landscape areas.
10. All property shall be maintained in a safe, sanitary and attractive condition, including but not limited to structures, landscaping, parking areas, walkways, and trash enclosures.

10.3E. Requirements for Trash Enclosure Design

1. Trash and recycling containers and dumpsters that are freestanding structures shall comply with the requirements of the zoning district for accessory structures. Trash and recycling containers and dumpsters that are not freestanding structures shall be incorporated into the design of the main building in compliance with the requirements of the zoning district for main buildings.
2. Trash and recycling containers and dumpsters may be enclosed in a room (trash room) that is incorporated into the mass of the main building, within a covered garage, or in a fenced enclosure.
3. Trash and recycling containers shall be screened from the view of the surrounding primary streets, alleys, and/or side streets.
4. Where an alley is present, trash and recyclable containers and dumpsters shall be located and accessed from the alley.
5. Where an alley is not present, trash and recyclable containers and dumpsters should be located in a manner that is not visible from surrounding primary streets and/or side streets.
6. Trash room doors shall be designed a manner that is compatible with the architectural design of the main building in terms of materials, color, and detailing.
7. Fenced trash enclosures and their access gates or doors shall completely screen the trash containers and dumpsters they enclose and shall be designed in a manner that is compatible with the architectural design of the main building in terms of materials, color, and detailing.

10.3F. Requirements for Antennae.

1. Antennae, including cellular antennae and equipment, shall comply with the maximum height requirements of the applicable zoning district for architectural features;
2. Antennae, including cellular antennae and equipment, proposed within the frontage zone for the applicable zoning district shall be attached to the main building per the following:
 - a. Except in the SD-G1, SD-G2, SD-A zoning districts, antennae exposed to a street frontage or public open space shall be incorporated into the design, materials and colors of the facade(s);

b. In the SD-G1, SD-G2, SD-A zoning districts, antennae may be placed anywhere on the site in compliance with the zoning district requirements for accessory structures and architectural features.

2. Antennae that is freestanding on a site, such as cell towers and including cellular antennae and equipment, shall comply with the following:
 - a. Except in the SD-G1, SD-G2, SD-A zoning districts, freestanding antennae shall not be placed within the frontage zone for the applicable zoning district;
 - b. Antennae shall comply with the maximum height and adjacency requirements for accessory structures of the applicable zoning district;

10.3G. Requirements for Public Art.

1. Public art work in compliance with the following requirements may be included in the design of sites and buildings per the definition of Public Art Work in Section 11.0.
 - a. Sculpture: free-standing, wall supported or suspended; kinetic, electronic; in any appropriate material or combination of materials.
 - b. Murals or portable paintings: in any appropriate material or variety of materials, with or without collage or the addition of non-traditional materials or means.
 - c. Photography, original works of graphic art, limited edition prints, works on/of paper, original paintings.
 - d. Earthworks, fiberworks, waterworks, neon, glass, mosaics, or any combination or forms of media including sound, literary elements, holographic images, or hybrids of media and new genres.
 - e. Furnishings or fixtures, including but not limited to gates, railings, streetlights or seating, if created by artists as unique elements.
 - f. Artistic or aesthetic elements of the overall architecture or landscape design if created by a professional artist or a design team that includes a professional visual artist.
2. The following items shall not be eligible for inclusion as public artwork:
 - a. Directional elements such as supergraphics, signage or color coding except where these elements are integral parts of an overall design created by a professional visual artist. "Art objects" which are mass produced or of standard manufacture, such as playground equipment, fountains or statuary elements, unless incorporated into an artwork by a project artist.
 - b. Mass-produced reproductions by mechanical or other means, of original works of art.
 - c. Decorative, ornamental, architectural or functional elements which are designed by the building architect, as opposed to elements created by an artist commissioned for that purpose.

10.4 STANDARDS FOR BUILDINGS.

Property subject to the Downtown Code shall comply with the following requirements, as applicable.

10.4A. General Requirements.

Buildings are the principal determinants of street and neighborhood form. As they are incrementally constructed, they contribute, along with their neighbors, to both the formation of the public realm and to the collective form of the city.

Essential, therefore, to the design of new projects and individual buildings to be modified is the careful consideration of how each building relates towards the street, towards buildings across the street, and towards neighboring buildings, as well as to their historical, cultural, and climatic context. In order for this to be successfully achieved, new buildings shall be designed to be generally pleasing to both those who inhabit them and to those who pass by on foot, bicycle, or automobile.

All components of a building must be thoughtfully and holistically designed: the careful articulation of building volumes in a manner that is respectful of existing buildings; the inclusion of frontages that enhance the building's relationship to the public realm; the selection of materials, window and door assemblies and the consideration of how they relate to one another both proportionally and in terms of color and texture; the choice of plants, trees, and hardscape materials that are compatible with the proposed building, and are appropriate to the climate of Fresno; the placement of mechanical systems and utilities in the least obtrusive manner; and the kinds of constructional details that generate permanent buildings and, by extension, long term value.

The following standards apply to new buildings or existing buildings to be modified:

1. Buildings constructed or modified after the adoption of the Downtown Code shall comply with the requirements of Section 2.0 'Zoning Districts';
2. Each main building shall correspond to its own lot in compliance with the applicable requirements of section 5.0. A maximum of one main building shall be located on each lot, except for civic buildings which are exempt from the requirements of section 5.0.
3. Each building shall be sited to have the eave of its primary facade be generally parallel or parallel to the primary street (front) except for civic buildings which are exempt from this requirement.
4. Buildings shall be located on their lot in compliance with the Building Placement requirements of the applicable zoning district.
5. Renovations of, and additions to, existing buildings shall be consistent with the architectural style of the main building.
6. Ground floor facades shall comply with the applicable frontage requirements in section 6.0.
7. Ground floor facades within the Shopfront Overlay and as otherwise required by the Downtown Code that are wider than 30 feet shall be divided into multiple storefront bays in compliance with Tables 6A, 6B, 6C or 6D, as allowed in the applicable zoning district.
8. Ground floor facades shall comply with the building placement requirements of the zoning district. For primary facades and facades on corner sites, the ground floor facade shall be located within the required frontage zone as identified for the zoning district.
9. Handrails or other such improvements shall not block visibility of the building entry or direct access from the sidewalk.
10. Unless otherwise specified by Section 6.0 'Frontage Standards', entries to buildings shall be at the same grade as the sidewalk nearest the building.

10.0 SPECIAL STANDARDS

11. Security gates shall not be located outside of a storefront or building façade.
12. Alarm boxes and other such equipment shall be placed at least 12 feet above the sidewalk.
13. Alterations, restoration, rehabilitation, ordinary repair and maintenance shall comply with the applicable requirements of FMC Section 11-308.
14. Demolition shall comply with the applicable FMC requirements of Chapter 11, Article 2, Building Moving and Demolition.

10.4B. Requirements regarding Historic Buildings.

The following requirements apply to: a) sites that contain historic buildings as defined by FMC 12-1600, b) sites that are immediately adjacent to a historic building by sharing a property line, or c) sites that do not share a property line but are visually adjacent by being separated from the subject site by a public right-of-way.

1. New or modified buildings shall visually complement the adjacent historic building through the following as applicable. New or modified buildings shall:

i. Match the building setbacks of the historic building(s). When several setbacks exist, the prevalent setback shall be used;

ii. Match the roof pitch of the historic building(s);

iii. Be similar in scale and massing to the historic building(s);

iv. Be similar in organization and size of openings to the historic building(s);

vi. Have site access (e.g., driveways and on-site paths) that are complementary in size and materials to the historic building(s);

vii. Have site details (e.g., fencing and landscaping) that are complementary to the historic building(s).
2. Historic buildings shall comply with the applicable requirements of FMC 12-1600 and the applicable requirements of the Downtown Code.

10.4C. Requirements for Building Entrances.

1. The primary entrance to any building or individual dwellings in a multi-family building (i.e., Hybrid Court, Court, Rowhouse, Bungalow Court, Rosewalk, Duplex to Quadplex) shall face the street or be accessed through an open space that is immediately adjacent to and accessible from the street.
2. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.
3. Secondary entrances should have architectural features that are subordinate to the primary entrance in scale and detail. For purposes of this section, subordinate means that the entrance is smaller in height and width, and has fewer or simpler architectural elements.
4. Entry doors shall not swing out to the sidewalk unless the door when fully open does not encroach into the sidewalk.

10.4D. Requirements for Openings.

The placement, orientation, proportion, materiality, detailing, and color of windows and doors are essential to defining a building’s character and quality. Windows and doors shall be appropriately proportioned and coordinated with the main building’s architectural style.

1. Ground floor facades shall comply with the applicable requirements in section 6.0 'Frontage Standards' for the particular zoning district.
2. Upper floor facades shall comply with the following requirements for openings:

Standard	Site within Zoning District					
	CBD1, CBD2, CC	CT, CA/SS/SVN	TC NC	NG, NGP NGR, NE	SD G1 SD G2	SD A SD H
Min %	30	30	30	20	n.a. [1]	n.a. [1]
Max %	70	70	70	50	n.a. [1]	n.a. [1]
<div><div>Key</div><div>min % = minimum percentage of upper floors that shall consist of openings such as windows and doors to balconies or roofdecks</div><div>max % = maximum percentage of upper floors that shall consist of openings such as windows and doors to balconies or roofdecks</div><div>1 = no requirement in addition to compliance with CFC and CBC</div></div>						

3. Windows on upper floors shall be vertically oriented, taller than wide, and shall be individually articulated.
4. Materials.

a. Windows, doors, frames, colors, and styles shall be appropriate to the building’s architectural style;

b. Allowed window and door materials include wood, fiberglass, steel, or aluminum. Vinyl and vinyl-clad windows are allowed with mullion patterns and colors appropriate to the building’s architectural style;

c. Flush nail-on aluminum windows and horizontal aluminum sliding windows are prohibited;

d. Glazing shall be clear glass, particularly in storefront and primary window applications. Transom and other specialty windows may be decorative.
5. Details.

a. Window sills shall be detailed to properly shed water;

b. Head casing shall be equal in width to or wider than jamb casing;

c. Mullions, if used, shall be true and should be of a substantial dimension (e.g. not flat).
6. Configurations.

a. Window openings and panes shall be vertically oriented, square, and/or composed of groupings of vertically oriented windows;

b. The orientation and proportion of openings shall be consistent with the architectural style of the rest of the building. Openings shall relate to one another proportionally and according to a rational system of design;

c. Building elevations shall exhibit a hierarchy between window sizes to differentiate between public rooms and private rooms;

d. Windows shall be designed in scale with surrounding buildings.
7. Placement.

a. Windows shall be placed on a wall to maintain existing privacy with neighbors;
- 10-5 DOWNTOWN CODE
- FRESNO, CALIFORNIA | PUBLIC DRAFT 1 JUNE, 2011

- b. Windows shall be recessed from the wall plane of the facade to provide visual depth. The depth shall be specific to the architectural style being utilized;
 - c. Bay windows, if provided, shall be habitable spaces.
8. Accessories may include operable shutters sized to match their openings, opaque canvas awnings and other shading devices, and planter boxes supported by visible brackets appropriate to each design.

9. Garage Openings.

- a. Pedestrian entrances to buildings shall be more prominent than automobile entrances through size, massing, or detail variation;
- b. Parking garage entrance openings shall be composed as an integral part of the building facade and shall be designed as doorways secured by gates or doors and scaled in proportion to the overall form of the building.

10.4E. Requirements for Awnings, Canopies, Porches, Arcades and Galleries

- 1. Porches, stoops or other covered entries shall not be enclosed except that porches may utilize screens between the structural members of the porch.
- 2. When awnings and canopies are to be used they shall accentuate the character-defining features of a building.
- 4. Simple shed shaped awnings shall be used for rectangular openings.
- 4. Awnings and canopies shall be mounted to highlight and not obscure architectural features such as moldings above the storefront.
- 5. Awnings and canopies shall match the shape of the opening that they are shading except for odd shaped awnings. Odd shapes and bubble awnings are prohibited except where a photograph shows they have been previously allowed on the building and were not in conflict with an applicable requirement.
- 6. Canopies and awnings shall not conflict with the buildings’s proportions or with the shape of the openings that the awning or canopy covers.
- 7. Awnings and canopies may be constructed of metal, wood or fabric, subject to the approval of the DRM Director or designee.
- 8. Lights that illuminate the pedestrian way or sidewalk dining beneath the awning are only allowed upon review and determination by the DRM Director or designee that the proposed lighting is appropriate for the context and consistent with the intent of the Downtown Code;
- 9. The storefront may only be illuminated from the sidewalk side of the glass by externally mounted lights subject to the requirements of Table 6C.
- 10. Internally illuminated awnings that glow are prohibited.

10.4F. Requirements for Building Lighting.

- 1. All flood lamps shall be shielded so that the light sources are not visible from a public sidewalk, or open space.
- 2. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated.

- 3. Lighting fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the overall design scheme of the building.
- 4. All site lighting is subject to Fresno Parking Lot Manual standards regarding brightness of one-half footcandle minimum with a maximum ratio of 6:1.

10.4G. Requirements for Materials and Finishes.

Architectural materials and constructional assemblies shall be combined in a manner to promote permanence and longevity and shall be designed consistent within the architectural style chosen for the main building, in terms of structural expression, scale, and proportion.

Buildings are subject to the following minimum requirements, as applicable:

- 1. Ground floor facades shall be distinct from upper floors through the use or finish of materials, colors, window sizes, and architectural details.
- 2. Upper floor cladding materials shall generally be organized with heavier appearing materials lower on the wall in relation to lighter appearing materials.
- 3. Curtain wall systems or other such systems where more than 50% of the wall surface on upper floors and more than 80% of the ground floor wall surface consists of glass are not allowed.
- 4. Durability of Materials. Materials shall be durable and detailed to complement the streetscape.
- 5. Exposed Wood.
 - a. Buildings that were originally clad in exposed wood shall not be covered with a non-wood material. Wood-like materials may be used;
 - b. Exposed wood (or wood-like materials) shall be finished in a manner that minimizes maintenance and promotes the material's longevity.
- 6. Reflective Materials.

The use of reflective materials is allowed when:

 - a. The material is applied to small areas such as to highlight signage; and;
 - b. It can be shown to the Director that the material will not cause a nuisance to automobile traffic, pedestrians, and neighboring buildings.
 - c. Active solar devices shall be fully integrated into the overall form of the building. Passive solar devices such as overhangs, shutters, louvers, canopies, and shade trees shall be used to minimize solar heat gain. Buildings shall be designed to allow for the passage of cooling breezes.
- 7. Masonry and Stone.
 - a. Buildings that were originally clad in masonry or stone shall not be covered with a non-masonry or stone material;
 - b. Masonry veneer walls shall be detailed with structural integrity, appearing thicker and heavier, especially at corners and window and door openings.
 - c. Brick and cut stone shall be laid in true bonding patterns. Mortar joints shall be struck.

10.0 SPECIAL STANDARDS

- d. River and rubble stone shall be laid from large to small, with smooth or beaded mortar joints.

e. Masonry detailing shall involve the transition from stone to other materials through moldings, caps, and other trim elements.
8. Synthetic Materials.
The use of synthetic materials is allowed when the material:

a. Adequately simulates the appearance of the natural material it imitates;

b. Demonstrates an ability to age similar to or better than the natural material it imitates;

c. Has a permanent texture, color, and character that is acceptable for the proposed application; and

d. can be pressure washed and, in general, withstand anti-graffiti measures.
9. Prohibited materials include the following:

a. T1-11;

b. rough-sawn wood;

c. vertical siding except board and batten which shall be allowed only in CA/SS/SVN, CT, NG, NGP, NGR, NE, SD G1, SD G2, SD-A;

d. metal siding except as allowed in SD G1, SD G2 and SD-A;

e. concrete block as an exterior finish material except as allowed in SD G1, SD G2 and SD-A
10. Multiple Materials. Two or more wall materials may be combined on one facade. If located one above the other, lighter materials shall be placed above more substantial materials (e.g. wood above stucco or masonry, or stucco and glass above masonry). In general, vertical joints between different materials shall occur only at inside corners.
11. Color. Materials and finishes shall be composed to provide visually balanced compositions. Large areas of bright colors shall be avoided.
12. Finishes and Fixtures. Finishes, fixtures, and other architectural details shall be designed to be consistent with each other throughout the building.
13. Attached Elements. Attached architectural elements and details such as lighting fixtures, attic vents, custom signage, awnings, hand rails, balconies, and trellises are allowed when designed to be consistent with other elements throughout the building. Such elements shall relate to the elements or intended general character of surrounding buildings.
14. Unless prohibited, modifications to existing buildings shall utilize or match the materials, configurations, colors and finishes of the existing building to the extent possible as determined by the Director.

10.4G. Requirements for Mixed-Use Configurations.

1. Buildings shall be designed to minimize the potential conflicts between residential and non-residential uses within the same building through the following as applicable:

a. sound attenuation (wall and ceiling);

b. individual entries for non-residential and residential;

c. location of upper story windows away from service activity;

- d. ventilation of ground floor uses so as not to disrupt upper non-residential tenants

2. Building signage shall be designed to complement the building while providing adequate visibility from adjacent suites on upper floors near the signage and avoiding the creation of detrimental conditions for upper floor suites.

10.4H. Requirements for Parking Lots and Parking Garages.

1. Parking shall be located per the applicable zoning district requirements in Section 4.0 'Development Standards'.

2. ADA access shall be provided.

3. Parking lots and stalls shall be designed with the following minimum dimensions:

Angle of Parking	Length of Parking Stall	Width of Parking Stall	Aisle Width
60° or less (one-way)	18 ft	9 ft	18 ft
90° (two-way)	18 ft/ 34 ft tandem	9 ft/ 10 ft tandem	24 ft

4. Tandem parking is allowed as follows:

a. Multi-family buildings and the residential component of mixed use building shall comply with the following requirements, as applicable:

i.Both tandem spaces shall be assigned to the same dwelling unit.

ii. Up to 50 percent of the total required off-street parking spaces provided may consist of tandem parking.

b. Non-residential buildings: Tandem parking is not allowed, except for restaurants subject to the following requirements:

i. Up to 75 percent of the total off-street spaces may incorporate tandem parking when the property owner provides a full-time parking attendant be on duty at all times the parking facility is available for use.

5. New or modified landscape planters shall be a minimum of five feet wide (interior dimensions).

6. Parking lots or portions of parking lots that are adjacent to the public sidewalk, as allowed by the zoning district, shall include a clearly marked pedestrian walkway from the sidewalk into the parking lot for every 50 feet of parking lot adjacent to the sidewalk. For corner sites, two required walkways may be combined at the corner. The walkway shall use a low wall up to 4 feet tall to identify the walkway and may use a gateway up to 10 feet tall to visually identify the walkway in compliance with Section 10.2B.6e. The wall and gateway shall match the architectural style of the main building being served by the parking lot.

7. Lighting shall comply with the following requirements.

a. Outdoor light fixtures shall be limited to a maximum height of 15 feet or the height of the nearest building, whichever is less.

b. Lighting shall be shielded or recessed so that:

i. The light source (i.e., bulb, etc.) is not visible from off the site; and

ii. Glare and reflections are confined to the maximum extent feasible within the boundaries of the site. Each light fixture shall be directed downward and away from adjoining properties and public rights-of-way.
- 10-7 DOWNTOWN CODE
- FRESNO, CALIFORNIA | PUBLIC DRAFT 1 JUNE, 2011

- c. No lighting on private property shall produce an illumination level greater than one foot candle on any property within a residential zoning district and shall only illuminate the property with the light source.
- 8. Parking lots shall be landscaped as required by section 8.5.
- 9. All landscaping shall comply with FMC requirements for automatic irrigation, irrigation efficiency and maintenance.
- 10. Walls or fences in parking lots/garages shall be landscaped to be visually interesting and to deter graffiti and vandalism.
- 11. Unless otherwise specified by the zoning district requirements, the ground floor of parking garages shall not be exposed to view within 25 feet of a street or open space and shall be lined with ground floor buildings at least 25 feet in depth as measured from the adjacent sidewalk.
- 12. The opening of a parking lot or garage on a frontage shall not exceed two lanes in width.
- 13. Upper floors of buildings that temporarily or permanently accommodate parking shall be designed consistent with the architectural style of the ground floor while being simpler in detail and while accommodating ventilation issues.
- 14. Roofs of buildings, as allowed by the applicable zoning district, may be used for parking provided that the rooftop parking is in compliance with all applicable requirements.

10.4I. Requirements for Bicycle Parking.

- 1. One bicycle parking stall shall be provided for every 10 automobile parking stalls in the form of a bicycle rack or locker, with a minimum of one parking stall.
- 2. Bicycle parking must be distributed to serve all buildings or main entrances.
- 3. Short term (less than 2 hours) parking facilities shall adhere to the following:
 - a. Be well anchored to a floor, wall, or ceiling and capable of securing a bike for the prevention of theft;
 - b. Be highly visible and in a prominent location from the main entrance, but no further than 50 feet away;
 - c. Be adequately lighted;
 - d. Provide adequate clearance around the facility to give users room to maneuver.
- 4. Long term (more than 2 hours) parking facilities shall adhere to the short term parking standards and the following:
 - a. Provide a secure weather-protected locker, storage room or fenced area with restricted access;
 - b. At least 50% of required parking is covered.

10.4J. Requirements for Shopping Cart Collection Areas

- 1. Shopping cart collection areas shall be provided every 100 feet of parking stalls.
- 2. Collection areas shall consist of a corral surrounded by a 6 inch curb to prevent carts from straying into pedestrian ways and automobile drives.
- 3. Railings and walls are not allowed.
- 4. Highly visible signage shall be provided to mark a collection area's location.

10.5. REQUIRED FINDINGS

Each application involving Section 10.0 shall require consistency with the following findings in order to be approved:

- 1. The application is consistent with the intent of the applicable zoning district;
- 2. The application is in conformance with the applicable requirements of Section 10.0 as required by the applicable zoning district;